

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		STANDISH RD, ARLINGTON

OWNERSHIP

Owner 1:	ROYCHOWDHURY PRIYANKA &			
Owner 2:	NERURKAR SHAILESH			
Owner 3:				
Street 1:	26 STANDISH RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	CUMMINGS RODERICK L -		
Owner 2:	DONOVAN DARILYN C -		
Street 1:	26 STANDISH RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 1748 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 Half Bath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.14286	Total SF/SM: 6223	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON		Total: 424,685	Spl Credit		Total: 424,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6223.000	443,900		424,700	868,600
Total Card	0.143	443,900		424,700	868,600
Total Parcel	0.143	443,900		424,700	868,600
Source: Market Adj Cost	Total Value per SQ unit /Card:		496.91	/Parcel:	496.91

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	443,900	0	6,223.	424,700	868,600		Year end	12/23/2021
2021	101	FV	431,300	0	6,223.	424,700	856,000		Year End Roll	12/10/2020
2020	101	FV	430,900	0	6,223.	424,700	855,600	855,600	Year End Roll	12/18/2019
2019	101	FV	318,400	0	6,223.	424,700	743,100	743,100	Year End Roll	1/3/2019
2018	101	FV	318,000	0	6,223.	357,900	675,900	675,900	Year End Roll	12/20/2017
2017	101	FV	318,000	0	6,223.	327,600	645,600	645,600	Year End Roll	1/3/2017
2016	101	FV	318,000	0	6,223.	279,100	597,100	597,100	Year End	1/4/2016
2015	101	FV	310,600	0	6,223.	242,700	553,300	553,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

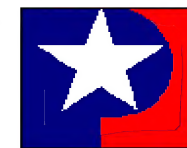
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Meas/Inspect	DGM	D Mann
6/29/2018	Missed Appt.	PH	Patrick H
5/18/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Measured	197	PATRIOT
9/20/2006	MLS	HC	Helen Chinal
11/9/2000	Hearing N/C	153	PATRIOT
4/5/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	123342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:	3	- Aluminum 20 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:		

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1951	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Corn Wal:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

SELECTED WORKS, HAND PAINTED															FINISHED			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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